

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/93099/W
Site Address:	53, Gynn Lane, Honley, Holmfirth, HD9 6LF
Description:	Erection of rear extensions and single storey outbuilding
Recommending Officer:	Joanna Rednall

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 13-Feb-2025

The Site

53 Gynn Lane is a two storey stone constructed semi-detached property which is located in Honley, Holmfirth. There is a small garden area to the front of the property which sits adjacent to a driveway which leads down the side of the property to a detached pre-fabricated double garage. Beyond the garage is an extensive lawned garden with numerous outbuildings/sheds.

There is a railway line to the west of the site, separated from the property by approximately 23 metres with a culverted watercourse running up the driveway and along the western boundary.

The site is unallocated on the Kirklees Local Plan.

The Proposal

The applicant is seeking planning permission for erection of rear extensions and single storey outbuilding.

Rear extensions

The rear extensions proposed are part single storey and part two storey. The rear extension projects ~6 metres at ground floor level and ~3.5 metres at first floor level and has a width of ~5.5 metres. The total height of the two-storey extension measures ~7.2 metres and eaves ~5.3 metres in height, the single storey element has a total height of ~4.2 metres. The rear extensions are finished in natural walling stone with a pitched roof incorporated above infilled with blue slates.

The submitted plans show the existing openings from no.55 would be closed off to facilitate the rear extensions. No.55 is included within the red line boundary upon drawing (0-) 0 2RevD

Internally, the extensions serve a kitchen/dining space at ground level and a bedroom and bathroom at first floor.

Outbuilding

The outbuilding is proposed to the rear of the dwelling measuring ~5.8 metres in width, ~11 metres in depth, ~2.3 metre in eave height and ~4.2 metres in ridge height. The walls of the outbuilding are finished in timber cladding with a pitched roof above finished in standing seam.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant planning history for this site is summarised as follows:-

2024/91829 - Erection of two storey side and single storey rear extensions, formation of parking area to front with dropped kerb, patio to rear and associated alterations

WITHDRAWN

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via neighbour notification letters.

Final publicity date expired: 11th December 2024

No representations were received as a result of the publicity.

Holme Valley Parish Council comments – Confirm they have no comments.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP28 Drainage
- LP30 Biodiversity
- LP31 Strategic Green Infrastructure Network
- LP34 Conserving and enhancing the water environment
- LP53 Contaminated and unstable land

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

- Policy 1 – Protecting and Enhancing the Landscape Character of the Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 12 – Promoting Sustainability
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Holme Valley Neighbourhood Development Plan

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA).

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

Furthermore this policy sets out that development should sit in with and neither dominate or have a detrimental; impact on its surroundings and neighbouring properties.

The application site is within Landscape Character Area 7 - River Holme Wooded Valley.

Key landscape characteristic of the area are:

- Glimpsed views towards the wider landscape through gaps between built form.
- Views across the wooded valley floor from elevated vantage points such as from Christ Church New Mill and Holy Trinity Church Hepworth.
- Stone boundary walls are common features.

- A network of Public Rights of Way (PRoW) crosses the landscape including a section of the Barnsley Boundary Walk, the Kirklees Way and the Holme Valley Circular Walk.

Key built characteristic of the area are:

- Settlements characterised by a close association between built form and landscape.
- Industrial heritage features such as weirs and mill buildings.
- Mounds and hollows, which are the remains of shallow tunnels created for coal mining, as well as piles of shale material and the remains of plateways (flat stones laid across fields to assist with vehicle movement), are also found across the moorland and fields.

Cumulatively, the proposed extensions to the dwelling would result in a relatively large addition to the existing dwelling. However, both the single storey and first floor extensions would not appear overly prominent from Gynn Lane given that the existing dwelling would screen them from this highway, therefore the overall extension beyond the main body of the dwelling is not considered to over-dominate the building. The ridge of the two-storey extension is set down from the host, ensuring no undue bulking or massing to the overall design of the extension would occur, and the original dwelling appears dominant in all aspects.

The proposed extension would not occupy the majority of the space surrounding the property, with most of the front, side and rear amenity space retained. The rear extensions would be built alongside the side elevation of No.55, and the submitted plans indicate that two existing kitchen openings from No.55 would be closed to facilitate the extension. Due to these reasons, the scale of the rear extensions is considered to represent a subservient addition to the host dwelling. The proposed materials consist of natural stone for the walls and blue slates to pitched roof. These would match those facing the existing dwelling and are considered to appropriately respect the character of the host.

Outbuilding

Section 5.6 of this SPD also provides specific advice for outbuildings and states the following:

“Outbuildings, such as garden offices, detached garages and granny annexes, can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and

architectural features of the existing house and not be detrimental to the space around the building”

Outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;*
- be set back behind the building line of the original building so that they do not impact on the street scene; and*
- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.”*

The proposed outbuilding at 53, Gynn Lane is considered to appropriately abide by the key design principles set out above. The outbuilding is set behind the rear wall of the dwelling and would not compete with prominence with the existing dwelling as it would be sited away from the host. The location of the proposed outbuilding is therefore considered acceptable from a visual amenity perspective.

With regard to the design of the proposed outbuilding, although the size/scale of the structure is relatively large in relation to the footprint of the host dwelling, the total garden space at the property is of a sufficient area to support it without appearing cramped. The proposed outbuilding will not be overtly visible from public vantage points along Gynn Lane, due to the significantly set back position of the dwellinghouse itself, as well as the proposed siting of the outbuilding and the forms of boundary treatment erected around the site.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council’s adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”*.
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

55, Gynn Lane – adjoining the application property to the east.

The development would result in a degree of bulking and massing constructed close to the shared boundary. However, the proposed site plan shows that the projection of the single storey extension would be set slightly behind the rear elevation of No.55 and does not project any further than the rear elevation, and also shows existing side windows would be blocked up to facilitate the rear extensions. It is noted these works could be undertaken in any event and given the fact no.55 is within the application site it is considered the impact to no.55 would be acceptable having regard to the fact the works to facilitate the development can be undertaken by the applicant in any case.

This would comply with the aims of Key Design Principle 3, 4, 5 & 6 of the SPD in terms of not impeding on a 45-degree line in terms of any rear elevation openings, not unduly affecting the amount of natural light presently enjoyed by No.55 or significantly reducing the outlook from No.55.

The main amenity space of No.55 appears to be to the south-east of the dwellinghouse and the outbuilding would be set away from the rear elevation of No.55 by ~20 metres. This is considered a sufficient distance to mitigate any overlooking, overbearing or overshadowing impacts of development.

For the reasons above, the proposed development is considered to have an acceptable impact upon the amenity of occupiers of No.55.

55A, Gynn Lane – situated north-east of the application dwelling

The rear extension would result in a degree of glazing facing this neighbour, however, this would be mostly screened by No.55 and the detached garage to the rear, therefore no significant harm is considered to result due to the rear extensions. The ~17 metre separation distance further works to mitigate any harm of the rear extension.

Turning to the impact from the outbuilding, this element would involve the demolition of three existing outbuildings and a garage to the rear of the application dwelling. The outbuilding is set well away from the shared boundary with a separation distance of ~12 metres achieved, and with the total height restricted to ~4.2 metres, the development is not considered to raise concerns with regard to overshadowing / overbearing. The submitted floor plans show no windows are proposed to the east facing elevation and the submitted floor plans show the garage is for non-habitable use.

There is also substantial boundary treatment in place between the two properties working to further mitigate any impacts of development.

Overall, it has been considered that there would be no significant impact upon these neighbours' amenity, due to the layout of the development proposed, and the substantial boundary treatment in place. As such, any overbearing, overshadowing and overlooking can be supported.

It is considered appropriate to require the outbuilding is used ancillary to the host property given its size / scale and to ensure that use of the building does not intensify the residential use of the site or introduce new use(s) which have a detrimental impact upon the amenity of occupiers of the host property.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would intensify the use of the dwelling taking the total number of bedrooms from 2 to 3. Key Design Principle 15 of the SPD recommends for a 2-3 bedroom dwelling to provide a minimum of 2-off street car parking spaces, therefore the parking requirement as a result of the development would stay the same. The extensions and outbuildings are proposed to the rear of the dwellinghouse, and it is considered the existing parking arrangements to the front/side would not be reduced as a result. The submitted block plan shows the front wall would be removed and a new dropped kerb would be formed. It is therefore recommended for an informative to be attached to the decision notice to include advise should a Section 184 agreement be required. In addition, due to the works required and to ensure drainage concerns are addressed a condition is essential from a highway safety and drainage perspective. This is in line with Policies LP21, LP22, LP24, LP28 and LP34 of the Kirklees Local Plan, design principles of the SPD and the Council's Highways Design Guide.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

To ensure that there is no significant impact upon access and highway safety through intensification of the use of the outbuilding or introduction of new uses upon the site it is recommended a condition of any approval requires the use of the outbuilding to be ancillary to the host property.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Whilst it is acknowledged that the site is located within an identified bat alert area, the scale / nature of the development is such that it is considered unlikely that the proposals would have an impact on the bat population. An informative would be included making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

Impact upon land stability

Policy LP53 of the Kirklees Local Plan and paragraphs 187 and 196 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land

instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The application site falls within an area at High risk of ground movement as a result of past mining activities as determined by the Coal Authority. Whilst falling within a high risk area the Coal Authority identify the development type as that which does not need submission of a Coal Mining Risk Assessment. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with policy LP53 and paragraphs 180 and 189 of the National Planning Policy Framework.

Paragraph 197 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner, this would be drawn to the applicants attention as an informative note.

Strategic Green Infrastructure Network

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development. As the proposed works would be within the confines of the residential curtilage, it has been assessed proposed works would not be detrimental to the aims of Policy LP31 of the Local Plan.

6 – Representations:

None received

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2024/93099

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, policies 1 & 2 of the HVNDP, and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document, policies 1 & 2 of the HVNDP, and

policies within Chapter 12 of the National Planning Policy Framework.

4. The external walls of the outbuilding hereby approved shall be timber cladding, the roofing materials of the outbuilding hereby approved shall be of a black or dark grey colour finish. The outbuilding hereby approved shall not be brought into use until it has been completed with the materials of construction approved by this condition which shall be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document, policies 1 & 2 of the HVNDP, and policies within Chapter 12 of the National Planning Policy Framework.

5. The development hereby approved shall not be used for any purpose other than as ancillary accommodation in connection with 53, Gynn Lane, Honley, Holmfirth, HD9 6LF.

Reason: In the interests of the amenity of the occupiers of the development hereby approved and neighbouring properties and access and highway safety to accord with policies LP21, LP22 and LP24 of the Kirklees Local Plan, the Council's adopted Highway Design Guide and policies contained within chapter 12 of the National Planning Policy Framework.

6. The approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded. The development shall be retained as such.

Reason: In the interests of highway safety and to ensure that the additional hardstanding is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan, Key Design Principle 14 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and Chapter 14 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any

place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner, this would be drawn to the applicants attention as an informative note.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Plans/ Location Plan	256 (0-) 02	D	30/10/2024
Existing Survey	256 (0-) 01	A	30/10/2024
Scheme as Proposed	256 (0-) 03	C	30/10/2024
Outbuilding As Proposed	256 (0-) 05	B	30/10/2024
Design and Access Statement dated 29 th October 2024	-	-	30/10/2024
Climate Change statement	-	-	30/10/2024
Application form	-	-	30/10/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 11/02/2025

High coal